

006.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,143,800 / 1,143,800

ASSESSED:

1,143,800 / 1,143,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31-33		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RIZZO ROSARIA	
Owner 2:	
Owner 3:	

Street 1: 32 MONTAGUE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3390 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5898		Sq. Ft.	Site		0	80.	0.91	1			Med. Tr	-10					429,799						429,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5898.000	708,900	5,100	429,800	1,143,800		6004
							GIS Ref
							GIS Ref
							Insp Date
							02/28/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 006.0-0007-0007.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	708,900	5100	5,898.	429,800	1,143,800		Year end	12/23/2021		
2021	104	FV	677,100	5100	5,898.	429,800	1,112,000		Year End Roll	12/10/2020		
2020	104	FV	677,200	5100	5,898.	429,800	1,112,100	1,112,100	Year End Roll	12/18/2019		
2019	104	FV	487,400	5100	5,898.	456,700	949,200	949,200	Year End Roll	1/3/2019		
2018	104	FV	486,900	5100	5,898.	333,100	825,100	825,100	Year End Roll	12/20/2017		
2017	104	FV	456,900	5100	5,898.	290,100	752,100	752,100	Year End Roll	1/3/2017		
2016	104	FV	456,900	5100	5,898.	247,100	709,100	709,100	Year End	1/4/2016		
2015	104	FV	407,500	5100	5,898.	241,800	654,400	654,400	Year End Roll	12/11/2014		

SALES INFORMATION									TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MAHONEY HUMPHRE	22810-217		1/7/1993			200,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/7/2018	560	Porch	39,575	C													2/28/2018	MEAS&NOTICE	BS	Barbara S			
10/3/2013	1474	Manual	12,000	C													1/27/2014	Info Fm Prmt	EMK	Ellen K			
12/30/2009	1278	Inter Fi	2,200														5/12/2009	Measured	372	PATRIOT			
3/3/2005	162	Dormers	75,000		G6	GR FY06													10/13/2005	Fieldrev-Chg	BR	B Rossignol	
9/23/1994	485	Manual	7,500														4/22/2000	Inspected	263	PATRIOT			
																	9/24/1999	Measured	263	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA / / /

